THESE TERMS AND CONDITIONS OF SALE ARE ALSO UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR i.e. https://bank.sbi

Property will be sold on "**AS IS WHERE IS BASIS**", "**AS IS WHAT IS BASIS**" AND "**WHATEVER THERE IS BASIS**"

1	Name and Address of the Borrower	**M/s. Classi-Mech Equipments Pvt. Ltd (Borrower)** ***Registered Office*** at 11, Sahakar Vijay Industrial Estate Premises CHS Ltd, Plot No.13/A, Navghar, Vasai East, District Thane-401 208
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Asset Management Branch-II (SAMB-II), Raheja Chambers, Ground floor, Free Press Journal Marg, Nariman Point, Mumbai 400 021 Email – team2.15859@sbi.co.in Contact No. 9867062913 Contact No – 9909001259
3	Description of the movable secured assets to be sold	**Property ID at e-auction site- SBIN77303077322** Plant and Machineries (owned by Classimech Equipments Pvt Ltd) located inside the factory building No. 3, Shah Industrial Plaza, Morya Naka, Village Sativali, Vasai (East), Taluka Vasai, Dist Thane, PIN 401208 Bank website https://bank.sbi E-auction website https://baanknet.com/eauction-psb/x.login
4	Details of the encumbrances known to the secured creditor	Nil The intending bidder should make their own enquiry and due diligence regarding the encumbrance upon the property from respective offices/Government departments (MIDC/Electricity department, Gram Panchayat/ Society dues/Property tax, etc). **The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to any authority or to anybody shall be the sole responsibility of successful bidder only.**

5	The secured debt for recovery of which the property is to be sold	Rs. 17,04,68,421.11/- (Rupees Seventeen Crores Four Lakhs Sixty Eight Thousand Four Hundred and Twenty One and Eleven Paise only) as on 04.06.2014 with further interest w.e.f 05.06.2014 along with incidental expenses and cost thereon minus cash recoveries (if any).
6	Deposit of earnest money	**EMD: Rs 8,10,400.00 (Rupees Eight lakhs ten thousand four hundred only).** Being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by PSB Alliance on its e-auction site Login to the eAuction Portal i.e. https://baanknet.com/eauction-psb/x.login by means of RTGS/NEFT
7	Reserve price of the immovable/movable secured assets: Account/ Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted	**Rs.81,04,000.00 (Rupees Eighty One Lakhs Four Thousand only)** Bidder EMD wallet maintained with PSB Alliance on its e-auction site: https://www.baanknet.com and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET portal. **02.12.2026 on or before 2.00 p.m.**
8	Time and manner of payment	The EMD of the successful bidder will be automatically transferred to the bank on confirmation of the highest bidding. The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the amount deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction. **The successful bidder shall deposit remaining amount through NEFT / RTGS / Demand Draft in below mentioned account Bank Account No 32600800724, SBI, SAMB II Collection account, Branch SBI Mumbai Main (Unit Name), IFSC Code: SBIN0000300.**
9	Time and place of public e-Auction or time after which sale by	**The e-Auction will be conducted on 02.12.2026 between 11:00 a.m. to 16.00 p.m.**



	any other mode shall be completed	
10	The e-Auction will be conducted through the Bank's approved service provider	https://www.baanknet.com/eauction-psb/x-login
11	(i)Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs. 50,000/- and in multiples of Rs. 50,000/- (ii) Unlimited (iii) Indian Rupees (INR)
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	**25.11.2026 from 3.00 pm to 5.00 pm** Mr. K.A.Prasad (CM), Mobile-9867062913 Mr. Kundan Kumar Akela (AGM), Mobile- 9909001259
13	Other conditions	(1) Intending Bidders should get themselves registered on https://baanknet.com/eauction psb/bidder-registration by providing requisite KYC documents and registration fee as per the guidelines provided on BAANKNET well before the auction date (The registration process is detailed on the above website). (2) Bidders have to visit the website https://www.baanknet.com/eauction-psb/x-login) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/email id mentioned on the home page of https://www.baanknet.com (3) Bidders shall hold a valid e-mail ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET may be conveyed through e-mail.) (4) During e-auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise



		opening price/ scrap the e-auction process/ proceed with conventional mode of tendering. (5) The Bank/ service provider for e-auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes. (6) The bidders are required to submit acceptance of the terms & conditions and modalities of e-auction adopted by the service provider before participating in the e-auction. (7) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e- auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder. (8) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (9) The Authorised Officer shall be at liberty to cancel the e-auction process/tender at any time, before declaring the successful bidder, without assigning any reason. (10) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (11) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained. (12) Lien on the wallet of unsuccessful bidders to the extent of EMD amount will be automatically removed by the system The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (13) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor. (14) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.



		(15) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees/GST etc. over and the above the sale price for transfer of the property in his/her name. (16) The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (17) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertained any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It is not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid,either on the ground of discrepancy in size/area, defect in title, encumbrance, litigations or any other ground whatso over. (18) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only. (19) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained. (20) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in newspaper and uploaded in https://baanknet.com , portal only (21) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e-auction. Therefore, the Bank shall not be responsible for the same and there

		shall not any claim or whatso ever from the bidder thereon affecting the auction process. (22) The entire machinery has to be removed immediately from the date of sale certificate failing which cost of Rupees One Lakh per month or actuals cost involved among which ever is higher has to be remitted to the Bank till all the Machinery sold is removed.

Date: 13.11.2026
Place: Mumbai

AUTHORISED OFFICER
STATE BANK OF INDIA